

**MINUTES OF WORKSHOP MEETING
LEXINGTON OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The workshop of the Board of Supervisors of the Lexington Oaks Community Development District was held Thursday, October 13, 2005 at 8:30 a.m. at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida.

Attendees:

Peter Hanzel	Vice Chairman
Don Peters	Assistant Secretary
Patricia Dwyer	Assistant Secretary
Bob Fernandez	Severn Trent
Dayne Piercefield	Engineer
Shawn Millard	Clubhouse Manager

The following is a summary of the minutes of the October 13, 2005 workshop of the Lexington Oaks CDD.

- A list of pond repairs was distributed and read by Mr. Piercefield indicating in bold print the items which need to be completed by the contractor.
- King is the engineer on record.
- The contractor makes the repairs, the engineer conducts an inspection and sends a certification to SWFWMD.
- The engineer on record must correct oversights or pay the CDD to repair them because they certified the projects as completed.
- Access to pond areas may be a problem. Mr. Millard to follow up with residents to request access.
- Some ponds are not maintained by CDD. Mr. Millard will coordinate with the golf course to ensure there are no gaps in maintenance.
- The merger between Geo Surv and Wilson Miller is to be completed by November 1, 2005.
- Mr. Piercefield has a contract with Wilson Miller and will continue with Lexington Oaks, but will disengage at some point.

- Mr. Piercefield and Mr. Millard will follow up on pond item 27B.
- Mr. Piercefield will charge King for their items and get quotes on the remaining items totaling \$74,250.
- February 2006 is the target completion date.
- The cost for items #45 and #46 can come out of bond money.
- King is to respond to the uncompleted items and the total cost for the work will be revised accordingly.
- Mr. Piercefield has a conflict with the October 25, 2005 meeting and will forward his report to Mr. Fernandez for presentation to the Board.
- The Capital Improvement Survey results were distributed and discussed.
- A plan must be in place by the first quarter of next year and Mr. Robin will check with the bondholders to ensure eligibility.
- The installation of a gate at the front entrance gives the perception it is a private community and access can be restricted. These are public roads and the CDD cannot exclude anyone from entering.
- 80% of the residents must agree to the installation of a gate and then the roads would come back to the CDD.
- Maintenance of the roads will increase CDD fees.
- Drinking fountains should be installed outside of the weight room, near the pool area and by the playground.
- An estimate of \$15,000 was received for the expansion of the existing playground and the addition of a toddler playground.
- It is important to install an enhanced security system for the community center such as a bar code entry system, video cameras, photo identification, etc.
- Mr. Fernandez will coordinate with Mr. Millard to get quotes on different security packages for the community center.
- Investigate the cost of installing solar heating for the pool.
- Lights at roundabout and front entrance need upgrading to address safety and aesthetic issues.
- The CDD must comply with DOT regulations regarding these lighting improvements.
- Improvement of landscaping for the front entrance should be considered.

- Consideration for future expansion of the weight room including the possibility of constructing a separate building.
- Consideration of building a skate park and establishing rules to reduce liability.
- Prioritization of Capital Improvement Items:
 1. Bar code entry system
 2. Installation of drinking fountains
 3. Weight room expansion
 4. Improving the roundabout lighting
 5. Improved lighting and enhancement of landscaping at front entrance
 6. Expansion of existing playground to include additional space for a toddler playground
 7. Skate park construction
 8. Solar heating of pool
- Mr. Fernandez and Mr. Millard will obtain estimates for the weight room expansion and skate park construction.
- Schedule a workshop to discuss these cost estimates on November 14, 2005 at 8:30 a.m. Mr. Fernandez may have a conflict and he will get back to the Board to verify time.
- Publish in the newsletter the CDD Board is interested in considering applicants for Board Supervisors and any interested resident should submit by 4:00 p.m. on November 14, 2005 four sealed copies of a one page bio including education, professional background, community activities and a statement why they wish to be on the Board.
- Severn Trent to submit proposal for taking over financial advisory services from Rizzetta & Company.
- Discussion of Supervisors not receiving payment from Rizzetta & Company for attending meetings.
- Closing hour of weight room returning to 10:00 p.m. should be placed on agenda for next meeting.
- Mr. Robin to prepare renewal of church contract.
- Discussion for rental of CDD facility by non-resident to conduct Spanish lessons.

- Spending authority for Mr. Millard should be increased from \$300 to \$500.
- The maintenance position should be increased to full time and the employee (Kyle) should get certified for pool maintenance.
- Resolution 2006-1 designating Bob Fernandez as Secretary and John Daugirda and Jean M. Rugg as Assistant Secretaries and Resolution 2006-2 designating Janice Moen Larned as Treasurer and Edward Goscicki as Assistant Treasurer were submitted to the Vice Chairman for signature. These resolutions will be ratified by the Board at the next meeting.

Bob Fernandez
Secretary

Peter Hanzel
Vice Chairman